142.0	0002	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	702,800 / 702,800
					USE VALUE:	702,800 / 702,800
					ASSESSED:	702,800 / 702,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
90		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAYERSON ROBERT W & LOUISE
Owner 2:	
Owner 3:	
Street 1:	90 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,545 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1923, having primarily Vinyl Exterior and 1607 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	14	CPA
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6545.000	209,700		493,100	702,800
Total Card	0.150	209,700		493,100	702,800
Total Parcel	0.150	209,700		493,100	702,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 437.36 | /Parcel: 437.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	91457
GIS Ref	
GIS Ref	
Insp Date	01/22/15

!10974!

PREVIOUS ASSESSMENT

Parcel ID: 142.0-0002-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	209,800	0	6,545.	493,100	702,900	702,900	Year End Roll	12/18/2019
2019	101	FV	167,000	0	6,545.	462,300	629,300	629,300	Year End Roll	1/3/2019
2018	101	FV	167,000	0	6,545.	382,100	549,100	549,100	Year End Roll	12/20/2017
2017	101	FV	167,000	0	6,545.	351,300	518,300	518,300	Year End Roll	1/3/2017
2016	101	FV	167,000	0	6,545.	320,500	487,500	487,500	Year End	1/4/2016
2015	101	FV	191,700	0	6,545.	314,300	506,000	506,000	Year End Roll	12/11/2014
2014	101	FV	191,700	0	6,545.	292,100	483,800	483,800	Year End Roll	12/16/2013
2013	101	FV	191,700	0	6,545.	278,000	469,700	469,700		12/13/2012

PRINT

Date	Time
12/11/20	01:12:08

LAST REV

Date	Time
12/01/20	14:31:49
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10974

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	9646-512		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	91457
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/22/2015	Meas/Inspect	PT	Paul T
11/10/2008	Meas/Inspect	336	PATRIOT
10/27/2000	Hearing Chag	189	PATRIOT
12/11/1999	Inspected	263	PATRIOT
11/29/1999	Mailer Sent		
11/10/1999	Measured	256	PATRIOT
12/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6545		Sq. Ft.	Site		0	80.	0.94	9									493,079						493,100	

Total AC/HA:	0.15025	Total SF/SM:	6545	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	493,079	Spl Credit		Total:	493,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	40.3	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.30343199
Const Adj.:	0.97563571
Adj $ / SQ:	158.959
Other Features:	53050
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	351308
Depreciation:	141577
Depreciated Total:	209731

COMMENTS

SCUTTLE OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

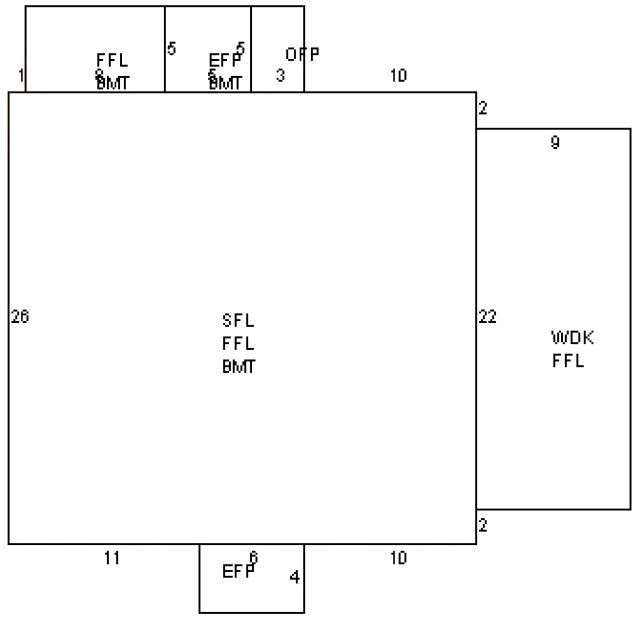
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	158.96
Special Features:	0	Val/Su Net:	79.55
Final Total:	209700	Val/Su SzAd	130.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	940	158.960	149,422
BMT	Basement	767	47.690	36,577
SFL	Second Floor	667	158.960	106,010
WDK	Deck	198	10.780	2,135
EFP	Enclos Porch	49	70.830	3,471
OFP	Open Porch	15	42.930	644

Net Sketched Area:	2,636			Total:	298,259
Size Ad	1606.8999	Gross Are	2671	FinArea	1607

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

142.0-0002-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	